

FAIRFAX CENTER AREA STUDY
AREAWIDE GUIDANCE
PHASE II WORKING GROUP
MARCH 8, 2016



Agenda

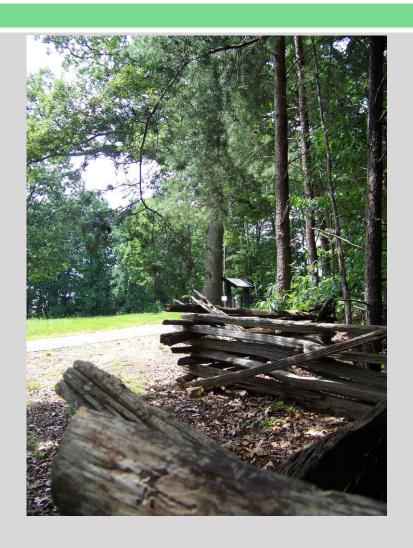
- 1. Approval of 2/9/2016 minutes
- 2. Areawide Guidance Presentations and Discussion
 - Submission AW3
 - Submission AW4
 - Submission AW5
 - Submission AW7
 - Submission AW13
- 3. Next Steps Introduction to Implementation Tools – Presentations
 - Submission AW9
 - Submission AW10

Areawide Guidance

Presentations and Discussion

Heritage Resources

- Current text
 - Resources on county's Inventory of Historic Sites (Ox Hill Battlefield, Woodaman House)
 - Archaeological resources in Difficult Run EQC
 - Pre-Civil War ManassasGap Railroad right-ofway
 - Presence of historic family cemeteries



Heritage Resources

- Proposed update
 - Reformat for consistency with other parts of Comprehensive Plan
 - Incorporate information from areawide surveys



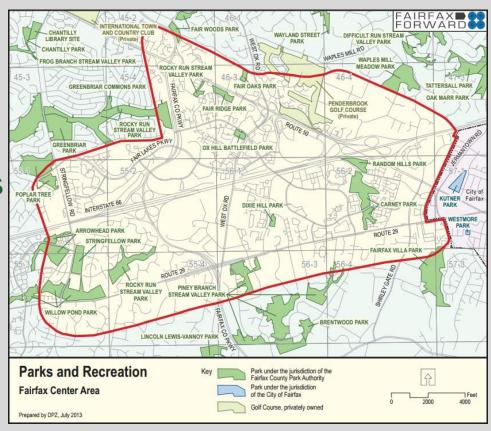
Parks and Recreation

- Current text
 - Linear park on Monument Drive
 - Stream valley trails
 - Park ClassificationSystem
 - Neighborhood parks
 - Community and District parks
 - Countywide parks



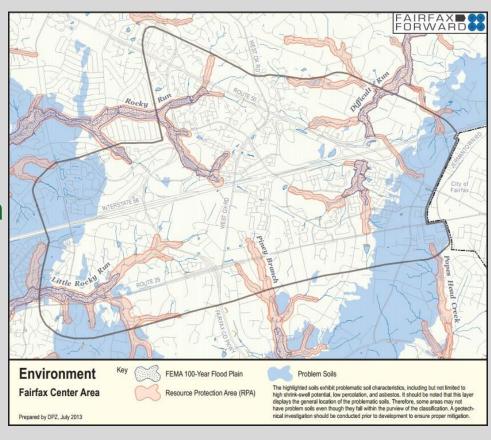
Parks and Recreation

- Proposed update
 - Revise text to reflect current needs and classification system
 - Evaluate trail systems
 - Evaluate natural and cultural resources
 - Incorporate UrbanParks Framework in mixed use areas



Environment

- Current text
 - Use stormwater best management practices to preserve and restore EQCs
 - Protect Occoquan basin and Difficult Run
 - Low density/cluster development
 - Mitigate concerns from problem soils



Environment

- Proposed update
 - Remove references to regional stormwater management ponds
 - Reference watershed management plans





Land Use

- Current text
 - Encourage mixed use in Suburban Center
 - Preserve existing stable neighborhoods
 - Do not expand spot commercial uses on Lee Highway
 - Utilize buffering
 - Use planting guidelines
 - Incorporate energy conservation in site planning and design



Land Use

- Proposed update
 - Review energy conservation guidance and possibly move to environment section
 - Ensure guidance related to buffers, planting, and landscaping is still appropriate

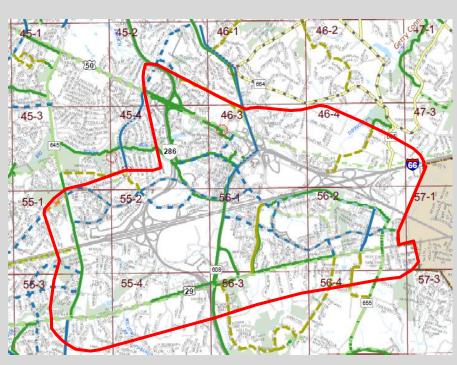


Trails and Bicycle Facilities

Submission AW13

Current text

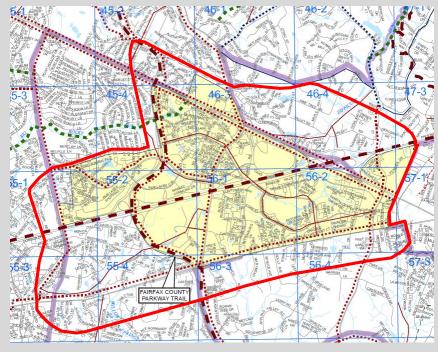
- References planned facilities on Trails Plan Map and Countywide Bicycle Network Map
- Recommends coordinated walkway networks
- Pedestrian circulation through parking lots and to transit stops



Excerpt from Bicycle Network Map

Trails and Bicycle Facilities

- Proposed Update
 - Identify appropriate street crossing locations and features to enhance current recommendations
 - Consider a more comprehensive and compact pedestrian and bicycle circulation plan



Excerpt from Countywide Trails Plan Map

Introduction to Implementation Tools

Presentations

Development Elements

Submission AW9

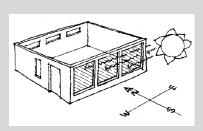
- Elements that development above baseline level should include
- □ Five topic areas
 - Transportation
 - Environment
 - Public Facilities
 - Site Design
 - Design
- Are these still relevant? Update or simplify?

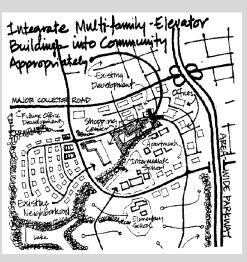
FAIF	FAX CENTER CHECKLIST				Provision of Public Faciliti
Case Number: Plan Date:	Tariq Khan - 9/24/2012 Not Applicable	RZ 2012-BR		Satisfied	Comments
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
 Dedication of stream valley parks in accordance with Fairfax County Park Authority policy 	x	14			
B. Public Facility Site Dedications	ALC: A Coppe		MESO WE	and Artist	
1. Schools		Х		х	Contribution
2. Police/fire facilities	x				
Dedication of parkland suitable for a neighborhood park B. Public Facility Site Dedication Libraries Community Centers Government offices/facilities	x x x				
5. Government offices facilities	Α				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENT	S		The state of		ELIZA SANCE CONTRACTOR SECTION
A. Park Dedications		NV. 35.35			
1. Community Parks		х	X	X	Fair share contribution
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces	Systematic			TONIL SET	
Health clubs	x				
2. Auditoriums/theaters	x				
3. Athetic fields/major active recreation facilities	x				

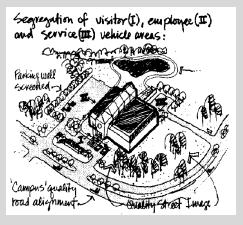
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Use-Specific Performance Criteria

- Set of guidelines for site planning, architectural and landscape design
- Based on land use categories
 - No mixed-use category
- Are these standards still in line with current practices?









Upcoming Meetings

Next Meeting:

Implementation Discussion

Upcoming Meetings:

□ Review Impact Analysis Results